

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	06/08/2012
		N/A / attached		Consultation Expiry Date:	19/07/2012
Officer			Application Number(s)		
Philip Niesing			2012/3009/P		
Application Address			Drawing Numbers		
17 Doynton Street London N19 5BX			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Conversion of flat 17A and 17B to provide a single dwelling house (Class C3), including installation of balcony with metal staircase and balustrade and alterations to fenestration all at rear upper ground floor level					
Recommendation(s):		Granted			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	06	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	Site notice: 21/06/2012 until 12/07/2012 Press Notice: 28/06/2012 until 16/06/2012 No response received					
CAAC/Local groups comments:	Dartmouth Park CAAC objects to the proposal for the following reasons: <i>'... It would make securing energy efficiency very difficult...and proposed enlargement of the higher window [would] disrupt the vertical symmetry of the rear elevation not only of the applicant house but also its immediate neighbours. This is also true, albeit less so, of replacing a window with the door to the new external staircase. Such staircases doors are properly placed on the side of the rear wing.</i> <i>'... Replacing much of the existing wall with glazed doors is bad enough but carrying these across to the infill produces an alien horizontal appearance which precludes the infill from being subservient.'</i> (Officer's comments: The proposal has been revised addressing the main point of concern, i.e. the enlargement of the higher window. Please see paragraph 2.1 of this report that sets out all other amendment and paragraph 4.1-4.2 of the assessment part of this report.)					

Site Description

The application site is located on the south side of Doynton Street and comprises a four storey mid-terrace property that has been converted into two self contained flats. Originally built in the late 1860's, the terrace is typical of the Victoria era, constructed in London stock yellow brick with white stucco to the front ground level and grey slate tiled pitched roofs. The property backs unto residential properties situated within Balmore Street.

Doynton Street forms part of Dartmouth Park Conservation Area, and is situated within the sub-area known as Highgate New Town. The building is not listed but is noted in the Dartmouth Park conservation area appraisal and management strategy as a building that makes a positive contribution to this conservation area. The surrounding area is characterised predominately by similar terraced residential properties.

Relevant History

There is no planning history relevant to this application.

Relevant policies

LDF Core Strategy and Development Policies, 2010

CS5 (Managing the impact of growth and development)
CS6 (Providing quality homes)
CS13 (Tackling climate change through promoting higher environmental standards)
CS14 (Promoting high quality places and conserving our heritage)

DP2 (Making full use of Camden's capacity for housing)
DP5 (Homes of different sizes)
DP6 (Lifetime homes and wheelchair homes)
DP16 (The transport implications of development)
DP17 (Walking, cycling and public transport)
DP22 (Promoting sustainable design and construction)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011

Dartmouth Park conservation area appraisal and management strategy, 2009

London Plan, 2011

NPPF, 2012

Assessment

1. Proposal

- 1.1 Planning permission is sought to revert the property back to a single family dwellinghouse, i.e resulting in the loss of 1x residential unit. The proposal includes alterations to the rear elevation of the terrace to provide access from the (upper) ground floor into the rear garden, involving the replacement of an existing window with a timber patio type door and the installation of a balcony at this level with a metal staircase down to garden level. Black painted galvanised mild steel handrails and balustrade would be installed. Associated internal changes and the reconfiguration of the internal layout are also proposed.

2. Amendments

- 2.1 The applicant initially proposed to replace the original first floor window in the rear elevation with a much larger timber sash window. It was however agreed by the applicant that this element of the proposal would be omitted from the scheme, as it was considered that the proposed alterations at that height would not be sympathetic to the character and appearance of the terrace. Additionally, the enlarged

opening at upper ground floor level to allow the patio doors has been amended to retain the original arch of brickwork above the window. The depth of the proposed balcony has also been reduced to from 1.7 metres to 1 metre. Revised drawings showing these changes have been submitted.

3. Land use

- 3.1 The proposal to revert the property back to a 3-bedroom single family dwellinghouse would result in the loss of one residential unit. Policies CS6 and DP2 seek to ensure that Camden make full use of its housing capacity through inter alia minimising the net loss of existing homes. Policy DP2 states that the Council will resist development that would involve the net loss of *two or more* homes. In paragraph 2.23 it states that the Council would not seek to resist schemes combining dwellings that involve the loss of a single home. Moreover, through policy DP5 the Local Development Framework acknowledges Camden's need for homes of different sizes, including larger, 3+ bedroom homes and it gives 3-bedroom houses a priority of *medium*.
- 3.2 Accordingly, the proposal to revert this property back to a single family dwellinghouse is considered to be in general compliance with policy and would therefore not materially harm the housing stock of the Borough.

4. Design

- 4.1 The revised scheme is considered acceptable in design terms. The fenestration located in the front elevation of this building and the upper two levels of the rear elevation, which are the most sensitive parts of the building, would remain unaltered. The opening of the (upper) ground floor window to insert a patio door is not considered to materially affect the character and appearance of the terrace, especially as the width of the opening and the brick arch above the opening would not be altered. Moreover, the proposed patio door would be white painted timber which would match the existing fenestration details. It is also noted that the rear façade of the terrace has been subject to a number of unsympathetic changes.
- 4.2 The introduction of a balcony and staircase at this level to provide direct access to the rear garden is also considered acceptable in design terms. Other similar alterations can be seen within the immediate surroundings, especially to the rear elevation of Balmore Street which backs onto the subject terrace. Having regards to the detailed design of the proposed balcony and staircase and the fact that it would be set back from the existing two storey rear wing, it is not considered that this elements of the proposal would significantly affect the design and appearance of the host building or the special character and appearance of the wider Dartmouth Park Conservation Area. These alterations would further not be visible from Doynton Street and thus not affect the streetscene.
- 4.3 In light of the above it is considered that the proposed alterations to this building would not be contrary to the objective of policies CS1, DP24 and DP25.

5. Amenity

- 5.1 The Council has a duty to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause material harm to amenity. The proposed rear balcony has been reduced in depth to ensure that it is used primarily as a means of access to the rear garden and not a sitting-out area, which may affect the amenities enjoyed the occupiers of number 15, the adjoining property which consists of two flats, in terms of noise and disturbance.
- 5.2 The reduce depth of the balcony would also ensure that no direct overlooking, from the proposed balcony into the rear window of number 105 result. In addition, the balcony would maintain a 500mm gap with the boundary of this property; further ensure there is not loss of privacy. No additional overshadowing or loss of daylight/sunlight would result from the proposals.

6. Recommendation

- 6.1 Grant planning permission

Decision route to be decided by nominated members on Monday 6th August 2012. For further information please click [here](#).